



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: July 31, 2012
Applicant: Life Christian Center
Case No.: PCC-12-018
Address: 1664 Industrial Boulevard
Project Planner: Michael W. Walker

Notice is hereby given that on July 31, 2012 the Zoning Administrator considered Conditional Use Permit (CUP) application PCC-12-018, filed by Life Christian Center ("Applicant"). The Applicant requests permission to establish a church and associated uses and a future pre-school, in phases, in a vacant industrial building ("Project"). The Project site is located at 1664 Industrial Boulevard ("Project Site") owned by JA Industrial, LLC ("Property Owner"). The Project Site is zoned Limited Industrial, Precise Plan (ILP) by the Chula Vista Municipal Code (CVMC), and designated Public/Quasi-Public (PQ) by the General Plan. The Project is more specifically described as follows:

The Project is a request for a conditional use permit by Life Christian Center to establish a church and associated uses and a future pre-school, in three phases, in an existing 24,668 sq. ft. light industrial building. The location was originally under San Diego County jurisdiction and zoned for limited impact industrial uses. Although the site's land use designation is public/quasi-public, and currently zoned limited industrial, a variety of uses have operated there including a employment training center, under county zoning, and manufacturing uses, and in 1997 a CUP (PCC-97-15) was approved for a church by the Zoning Administrator. The surrounding uses include wholesale, electrical equipment repair, graphic art design services manufacturing, warehouse and storage, and there is a residential zone approximately 500 feet to the north.

In Phase 1, the building will be converted to accommodate the sanctuary, three classrooms for pre-K to sixth graders for Sunday school, a multi-purpose room, bathrooms, meeting and lounge areas and offices. Phase 2 includes adding a financial office and three additional Sunday school classrooms for nursery, toddlers and special needs children in the area of the multi-purpose room. Phase 3 includes the area for a large multi-purpose room and storage area. The pre-school will be implemented in the future after the church gets acclimated into the community. The church will use the space to hold worship services, Sunday school, Bible study and office hours for staff according to the following schedule:

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
9:00a m	Discipleship class	Closed				
10:00a m -12:00 p m	Worship Services					

6:00-7:45 p.m.	(Youth/Young Adult service)					
7:00-8:45 p.m.				Bible Study	Spanish service	
9:00a.m.-3:00p.m.			Office hours	Office hours	Office hours	Office hours

The church has a seating capacity for up to 300 people, which requires 85 parking spaces per CVMC Section 19.62.050(9). There are 138 on-site parking spaces, which is sufficient to accommodate the church, office and future pre-school. This CUP will have an initial 5-year approval.

The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (existing facilities) in accordance with the State CEQA Guidelines. No further environmental review is necessary.

The Zoning Administrator, under the provisions of Sections 19.14.030 A of the CVMC, has been able to make the findings for approval of this conditional use permit as required by CVMC Section 19.14.080:

1. **That the proposed use at this location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.**

The Life Christian Center will provide a convenient place of choice for worship and pre-school for citizens residing in Chula Vista particularly living in the southwest area of Chula Vista. The church and pre-school will occupy an existing 24,668 sq. ft. light industrial building. The use will be conducted at a convenient and accessible location that contains the amenities necessary to support the use.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The location was originally under San Diego County jurisdiction and zoned for limited impact industrial uses. Although the site's land use designation is public/quasi-public, and currently zoned limited industrial, a variety of uses have operated there including a employment training center, under county zoning, and manufacturing uses, and in 1997 a CUP (PCC-97-15) was approved for a church by the Zoning Administrator. The church is compatible with the surrounding uses where the majority of uses are not manufacturing businesses. The surrounding uses include a variety of wholesale businesses, electrical equipment repair, graphic art design services, manufacturing, warehouse and storage, and there is a residential zone approximately 500 feet to the north.

The church will use the space to hold worship services Sunday school, Bible study and office hours for staff according to the following schedule:

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
9:00a.m.	Discipleship class	Closed				
10:00a.m -12:00 p.m	Worship Services					
6:00-7:45 p.m.	(Youth/Young Adult service					
7:00-8:45 p.m				Bible Study	Spanish service	
9:00a.m.-3:00p.m.			Office hours	Office hours	Office hours	Office hours

The church has a seating capacity for up to 300 people, which requires 85 parking spaces per CVMC Section 19.62.050(9). There are 138 on-site parking spaces, which is sufficient to accommodate the church, office and pre-school. Churches are considered Unclassified Uses, which are allowed in any zone with a conditional use permit. The pre-school is permitted as an ancillary use to the church. The use will not create an impact that will negatively affect safety or general welfare of residences and businesses in the area.

3. That the use will comply with the regulations and conditions specified in the code for such use.

Per CVMC Section 19.62.050(9), churches require one space per 3.5 seats in the auditorium. The church requires 85 parking spaces for up to 300 auditorium seats. The subject property has a total of 138 on-site parking spaces available for the other uses within the church. The approval of this conditional use permit is contingent on the Applicant's and Property Owner's commitment to satisfy all conditions of approval and to comply with all applicable regulations and standards specified in the Municipal Code. The Applicant has committed to implement and satisfy all conditions of approval for the proposed use, and will comply with all applicable City zoning regulations.

4. That the granting of the Conditional Use Permit will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

The church and pre-school are a temporary use under this permit that provides a place of worship to community and a choice in local pre-schools. The Zoning Ordinance identifies a church as an "Unclassified Use", which is allowed in any zone with a conditional use permit. The use is temporary as it has an initial 5-year approval, thereby not affecting the goals and objectives of the General Plan.

Approval of PCC-12-018 is conditioned upon the following conditions in Sections I, II and III:

I. The following conditions of approval shall be satisfied prior to issuance of the building permit for the project:

- A. The Property Owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on

the lines provided below, said execution indicating that the Property Owner and Applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Property Owner/Applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of Representative

Date

Signature of Authorized Property Owner

Date

Building Division Condition:

1. The Applicant shall comply with the 2010 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), 2008 California Energy Code the 2010 Green Building Standards and all other locally adopted City and state requirements.

Land Development Division Condition:

2. The Applicant shall pay the applicable Traffic Signal, Sewer Connection and Capacity, Public Facilities Development Impact and Western Transportation Development Impact fees.

II. The following conditions shall be satisfied prior to occupancy:

Land Development Division Condition:

3. Applicant shall remove and replace any broken or damaged curb, gutter and sidewalk areas per SDRSD G-2 and G-7 along the Project's frontage, remove and replace the existing driveway if driveways do not meet the City of Chula Vista Design Standards/ADA Standards, or if the driveways are cracked or broken to the satisfaction of the City Engineer and obtain a construction permit from the Land Development Division.
4. The Applicant shall dedicate right-of-way, if needed, in order for the driveway to comply with ADA requirements. All driveways shall conform to the City of Chula Vista's sight distance requirements, and any landscaping, street furniture or signs shall not obstruct the visibility of drivers at the intersections or driveways.
5. The Applicant shall obtain an encroachment permit for any work performed in the public right-of-way from the Land Development Division.

Planning Condition:

6. The Applicant shall obtain a sign permit for business identification.

Fire Conditions:

7. The Applicant shall ensure that the fire lane has a minimum 20-foot clearance at all times.
8. The building shall be addressed in accordance with the following criteria:
 - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ - inch stroke
 - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
9. The Applicant shall provide one (1) 2:A-10:B:C fire extinguisher for every 75 feet of travel in any direction.
10. The Applicant shall provide door schedules that give adequate hardware details to determine the correct existing hardware, panic hardware and fire exit hardware, and provide the manufacture's name and model number.
11. The Applicant shall provide an egress plan showing exits, travel distance to exits, separation of exits and egress illumination.
12. This project is required to provide a turn around per the Chula Vista Fire Department
13. The Applicant shall provide two Knox appliances:
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the Fire control Room

Environmental Services Condition:

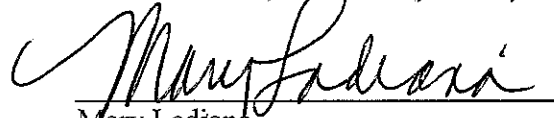
14. The Applicant shall construct a trash enclosure consistent with City standards to house two four cubic yard bins. The enclosure shall consist of solid walls and roof.

III. The following on-going conditions shall apply to the subject property as long as it relies upon this approval.

15. The Applicant shall maintain the Project in accordance with the approved plans for PCC-12-018 date stamped approved on July 31, 2012, which includes a site plan and elevations on file in the Planning Division, the conditions contained herein and Title 19.
16. The Applicant shall ensure all parking for the church is on-site.

17. The Applicant shall conduct band and music activities indoors, and maintain compliance with Chapter 19.68 Performance Standards and Noise Control
18. Approval of this Conditional Use Permit shall not waive compliance with all sections of Title 19 (Zoning) of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
19. This Conditional Use Permit authorizes only the use specified in the application for PCC-12-018, which shall expire in five years on July 31, 2017 unless a request for extension is made to the Zoning Administrator. Any new use or modification/expansion of uses authorized under PCC-12-018 shall be subject to the review and approval of the Zoning Administrator.
20. The Applicant/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless City, its Council members, officers, employees, agents and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorneys' fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Conditional Use Permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein. Applicant/Operator shall acknowledge their agreement to this provision by executing a copy of this conditional use permit where indicated, above. Applicant's/Operator's compliance with this provision is an express condition of this conditional use permit and this provision shall be binding on any and all of Applicant's/Operator's successors and assigns.
21. This Conditional Use Permit shall become void and ineffective if not utilized or extended within the time allotted in Section 19.14.260 of the Municipal Code.
22. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.
23. If any of the foregoing conditions fails to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. Applicant or a successor in interest gains no vested rights by the City's approval of this conditional use permit.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 31st day of July 2012.



Mary Ladiana
Zoning Administrator